



## Reedness, Goole, East Riding of Yorkshire

**£450,000**

A very rare opportunity to purchase a highly individual, characterful and recently constructed family home, with a quality & stylish finish, all set in approximately 1.5 acres of grounds. Huge further lifestyle potential.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES



## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this stunning and highly individual family home in the popular and convenient village of Reedness. Recently constructed to a very high standard, with stylish and quality fittings, this landmark windmill style property enjoys stunning views and occupies an impressive plot of approximately 1.5 acres. The abundant outside space provides many exciting opportunities for buyers to create amazing lifestyle features, for example: equestrian facilities, landscaping, a small holding, orchards, woodland etc. The spacious and bright accommodation provides a versatile 3-4 bedroom, 3 bathroom layout, with impressive living areas and stunning kitchen. Externally this home can only impress, with extensive lawns, plentiful parking, sunny seating areas and an detached triple sized garage. Featuring: Stylish fixtures, stunning views, character, charming round rooms in the mill section, PVCu double glazing and oil central heating. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the location, quality, land, views and possibilities.

## LOCATION

Situated in this very convenient rural village location, within easy reach of major transport links and having a wide choice of shops, pubs, post offices, well regarded schools and recreational facilities within the surrounding villages and towns. Goole, Selby, Scunthorpe, Hull and Doncaster are within easy reach and offer a further choice of amenities, recreation/leisure facilities and transport links. The A1, M18, M180, M62 and M1 are all easily accessible making this area a popular choice for commuters.

## DIRECTIONS

Sat Nav location: DN14 8HG.

## GROUND FLOOR

Entrance hallway with staircase and access to the downstairs cloakroom.

### Lounge 22' 5" (6.83m) Diameter.

A large circular reception room with ample dining and seating space. Front and side windows and rear door to the garden.

### Dining Kitchen 19' 4" x 18' 2" (5.89m x 5.53m) into dining area.

A stunning and light open plan central living space with high quality gloss two tone fitted kitchen with integrated wine cooler and dishwasher. Space for an American style fridge freezer and range cooker. Open plan dining area with bi-fold doors to the sun deck patio. Under-floor heating. Open plan into:

### Snug 12' 7" x 12' 1" (3.83m x 3.68m)

A cosy additional reception room with feature fireplace with LPG stove.

### Utility

Fitted units housing the Worcester Bosch boiler. Sink and space for a washer and vented dryer.

### Play Room / Office / Bed 4 12' 1" x 10' 0" (3.68m x 3.05m)

A good sized room ideal for a variety of uses.



## FIRST FLOOR

Landing with storage and spiral staircase to the second floor.

**Master Bedroom Suite** 21' 0" x 12' 8" (6.40m x 3.86m) into recess.

Large double bedroom with recess bathing area incorporating a slipper bath. En-suite shower room and a large walk in wardrobe. Rear windows.

**Walk In Wardrobe** 12' 3" x 11' 11" (3.73m x 3.63m) max floor area.

Ideal wardrobe, but equally suitable as a home office, nursery, photography dark room or dressing room.

**Bedroom Two Suite** 20' 3" x 12' 3" (6.17m x 3.73m) Max + en-suite. (Overall 20'3" diameter)

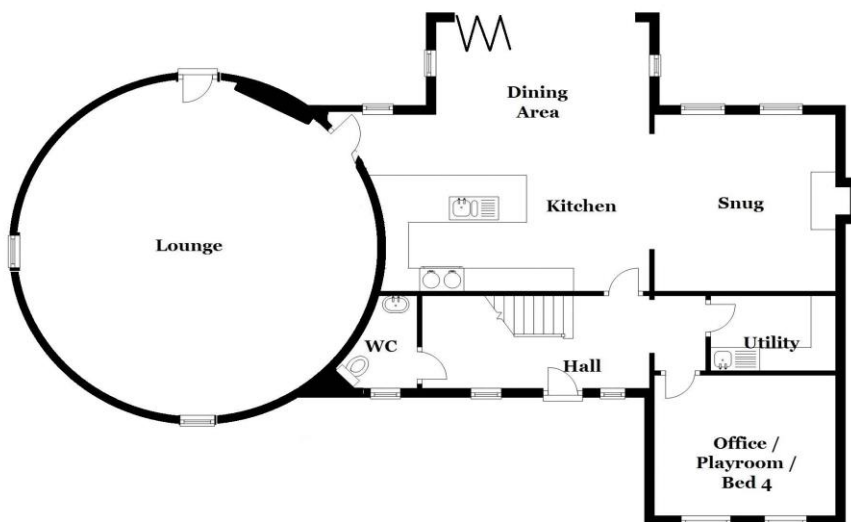
Generous double bedroom with windows to three sides and spacious en-suite bathroom.

**Bedroom Three Suite** 18' 3" x 10' 4" (5.56m x 3.15m) Max + en-suite. (Overall 18'3" diameter)

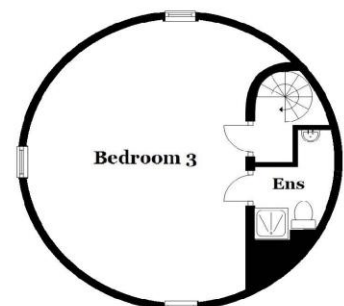
Generous double bedroom with windows to three sides and en-suite shower room.



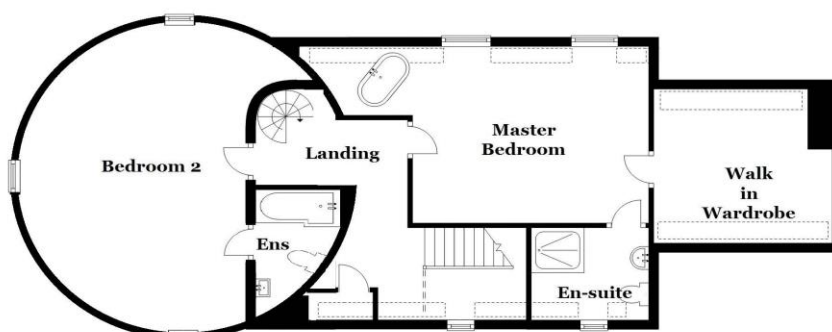
Ground Floor



Second Floor



First Floor







## OUTSIDE

The grounds total approximately 1.5 acres. To the front is a well-tended garden with lawn, shrubs and flowering borders. A gravelled side driveway leads to the rear extensive grassed area and to the rear parking area and garage, via a wide gate, enabling vehicular access, potentially for a horse box, . The large detached garage measures 24'6" x 22'6" internally and has power, lighting, windows and a double width remote controlled roller door. There is a raised paved sun deck from the house overlooking the extensive and well kept lawns. There are already some fruit trees planted and the rear grounds offers an array of lifestyle opportunities.

## AGENT'S NOTES

Measurements are approximate due to unusual room shapes and feature sloping walls.

**Tenure:** Freehold.

**Council Tax Band:** E.

These details were prepared / amended on: 17/05/2018

## AGENT'S DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No person in the employment of Dales & Shires has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

## PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & Cumbria, as well as offering a UK wide service for niche and lifestyle homes.

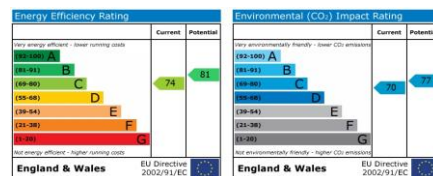
We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit [www.dalesandshires.com](http://www.dalesandshires.com) for full details.

## Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



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